

CHAPTER 11 COMPREHENSIVE PLAN: LAND USE ELEMENT

Secs.	
1100	Declaration of Major Policies
1101	Land Use Goal
1102	Objectives for Residential Neighborhoods
1103	Residential Land Use Categories
1104	Policies in Support of the Residential Neighborhood Objectives
1105	Objectives for Commercial Areas
1106	Commercial Land Use Categories
1107	Commercial Center Classifications
1108	Policies in Support of the Commercial Areas Objectives
1109	Objectives for Production and Technical Employment Areas
1110	Production and Technical Employment Land Use Category
1111	Policies in Support of the Production and Technical Employment Objectives
1112	Objectives for Public and Institutional Land Uses
1113	Public and Institutional Land Use Categories
1114	Public and Institutional Classifications
1115	Policies in Support of the Public and Institutional Land Use Objectives
1116	Objective for Specialized Planning Areas
1117	Specialized Planning Area Land Use Category
1118	Specialized Planning Area Classifications
1119	Policies in Support of the Specialized Planning Areas Objective
1120	Lower 16th Street, N.W. Special Treatment Area
1121	Northeast Number 1 and Eckington Yards Special Treatment Area
1122	Fort Totten Metrorail Station Special Treatment Area
1123	Deanwood Metrorail Station Special Treatment Area
1124	Saint Elizabeths Hospital Special Treatment Area
1125	District of Columbia Village Special Treatment Area
1126	Chinatown Special Treatment Area
1127	Reed-Cooke Special Treatment Area
1128	Minnesota-Benning Special Treatment Area
1129	Tenleytown Metrorail Station Special Treatment Area
1130	Uptown Arts Special Treatment Area
1131	Dupont Circle Special Treatment Area
1132	Objective for the Downtown Arts District
1133	Policies in Support of the Downtown Arts District Objective
1134	Objectives for Metrorail Station Area Development
1135	Metrorail Classifications
1136	Policies in Support of the Metrorail Station Area Development Objectives
1137	Public Action Objectives
1138	Policies in Support of the Public Action Objectives
1139	Generalized Land Use Map (Map 1)
1140	Generalized Land Use Policies Map (Map 2)
1141	Council Approval of Maps

1100 DECLARATION OF MAJOR POLICIES

1100.1 The District is one of the nation’s oldest and grandest planned urban centers.

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- (a) From the L'Enfant Plan's vision of establishing a grand capital in what was mostly farmland and forest in 1791, through the major planning efforts of the 19th and early 20th centuries up to the present, the District's land has served the same essential purposes:
 - (1) Supporting the needs and living patterns of the people; and
 - (2) Serving as the seat of our federal government.
- (b) The Plan provides that this foundation, the District's grand design, must be protected as one (1) of the country's most precious assets; and
- (c) The Land Use Element challenge is to accommodate change necessary to enhance the vitality and livability of the District, while protecting and conserving its unique heritage and physical beauty.

1100.2 District neighborhoods are the cornerstones of the District's social and physical environments:

- (a) Land use policies must ensure that all neighborhoods have adequate access to commercial services within the District and sufficient housing opportunities to accommodate a range of needs. These policies must also ensure that the historic, cultural, and design qualities that make neighborhoods unique and desirable are maintained and enhanced. Adequate recreational opportunities and access to cultural and educational facilities are also necessary ingredients of neighborhood vitality; and
- (b) The Land Use Element supports incentives for residential and commercial development east of the Anacostia River. In addition, it encourages a substantial amount of new housing, primarily in housing opportunity areas and near Metrorail stations, in order for the District to perform its critical role as the region's urban center providing the greatest density of jobs and housing. In fulfilling this role, the District relieves many of the transportation and related environmental problems of the region.

1100.3 The District's commercial land uses are classified based on their predominant functional characteristics. These classifications include local neighborhood center, multi-neighborhood center, regional center, and the Central Employment Area:

- (a) Many neighborhood commercial areas are strip-zoned with little vacant land in sizeable parcels, and changes may be needed in order to provide the range of services needed by neighborhood residents;
- (b) Certain outlying commercial areas will be encouraged to grow and develop as catalysts for neighborhood revitalization and economic development; and

- (c) Commercial development should be managed so that traffic, inappropriate uses, noise, and pollution do not threaten neighborhood quality and stability.

1100.4 The District's current industrial-zoned land is a diminishing resource that must perform two (2) key functions:

- (a) First, it must continue to provide essential jobs and services for District residents, with the understanding that every effort will be made to mitigate or eliminate adverse impacts on surrounding communities; and
- (b) Second, acknowledging the limited employment opportunities offered by many of the District's industrial land users, production and technical employment centers must be established:
 - (1) Office support services, including those serving the federal government, communications, printing and publishing, wholesaling, transportation services, food services, and tourism support services will be promoted in these centers; and
 - (2) Land use and zoning changes may be required to ensure that the District's production and technical employment centers encourage growth industries and industries that have a high ratio of employees to land area occupied.

1100.5 The policy direction for the District's public and institutional land requires District agencies to prepare updated master plans for government facilities to anticipate future land needs:

- (a) The District's major colleges, universities, and similar institutions will be required to prepare and update master plans;
- (b) New administrative procedures centered in the Office of Planning are proposed to reduce the costs of institutional master plan review and implementation; and
- (c) Joint public and private development opportunities will be encouraged in master plan areas.

1100.6 The District's waterfronts and shorelines are great natural assets which may be conserved and protected but which also represent exciting opportunities for the District's future development. The Land Use Element calls for the preparation of waterfront and shoreline plans to tap this recreational, cultural, housing, and commercial potential. It also calls for the identification of possible mechanisms by which the District can gain jurisdiction over waterfront land, most of which is in federal ownership.

1100.7 Among the specialized planning mechanisms to guide the future physical development of the District are the following:

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- (a) Special treatment areas are areas where uniquely tailored solutions are necessary to achieve Plan objectives. Innovative tools and programs are focused on these areas;
 - (b) Development opportunity areas are areas designated to accommodate the District's major growth and development needs;
 - (c) Housing opportunity areas are areas where the District expects and encourages a significant amount of new housing or rehabilitated housing;
 - (d) Master and campus planning designations are applied to the District's major colleges, universities, and other large institutional land users. Within this planning and regulatory framework, procedures will be required to ensure that adjoining neighborhoods are well protected, while recognizing the special needs and opportunities provided by these large land users. To effect the goals of this special planning mechanism, the Zoning Commission shall prepare a text amendment case to define campus plans, their purposes and parameters as a planning tools, the information standards to be met within these plans, the appropriate timeframes for mandated updates to the plans, the conditions that will trigger a necessity for amendments to campus plans, and the procedures for publication of and public access to campus plans. The text amendment case shall be properly noticed and scheduled for public hearings; and
 - (e) Mixed use areas that allow for different combinations of uses and intensities are defined to stimulate new housing and job opportunities and, at the same time, eliminate uses that are not appropriate in residential neighborhoods.
- 1100.8 Development in Metrorail station areas will be undertaken to assure orderly growth, compatible mixes of uses, appropriate densities, good pedestrian and vehicular circulation, and appropriate combinations of public and private action.
- 1100.9 Public actions necessary to implement the Plan's land use policies include the establishment of an advisory Interagency Planning Council to coordinate District agency land use actions and to assist in agency reviews of major development proposals. Other proposals include the development of a zoning and land use revision program, achieving greater effectiveness in code enforcement operations, updating the Plan every four (4) years, and preparing a progress report on implementation every four (4) years.
- 1100.10 Ward and small area plans represent the second and third tiers of the District's planning structure. The Plan is the instrument which guides the development of ward and small area plans. The second and third-tier plans are more detailed than the Plan and incorporate the broadest range of planning techniques and solutions practical to achieve the District's goals and objectives. Ward plans are incorporated into the Plan as chapters 12 to 19.

- 1100.11 The Land Use Element does not identify or fix every use, height, and density on every block in the District. The text and the maps construct a guiding framework within which public and private land use and zoning decisions are to be made.

1101 LAND USE GOAL

- 1101.1 It is the goal of the District to assure the efficient use of land resources within legal, economic, fiscal, environmental, and other public policy constraints to meet neighborhood, community; and District-wide needs, and to help foster other District goals.

1102 OBJECTIVES FOR RESIDENTIAL NEIGHBORHOODS

- 1102.1 The residential neighborhood objectives are as follows:
- (a) To conserve and enhance the essentially satisfactory qualities of the District's many stable residential neighborhoods including those qualities that make them unique;
 - (b) To enhance other neighborhoods and achieve stability;
 - (c) To redirect public and private initiatives to neighborhoods most in need of improvement and stability;
 - (d) To encourage development of adequate neighborhood shopping and support services in all sections of the District;
 - (e) To protect residential neighborhoods from disruptive uses; and
 - (f) To prevent concentrations of nonresidential uses in residential neighborhoods.

1103 RESIDENTIAL LAND USE CATEGORIES

- 1103.1 The low density residential land use category includes single-family detached and semi-detached housing as the predominant uses.
- 1103.2 The moderate density residential land use category includes row houses and garden apartments as the predominant uses and may also include, as appropriate uses, low density housing.
- 1103.3 The medium density residential land use category includes multiple-unit housing and mid-rise apartment buildings as the predominant uses and may also include, as appropriate uses, low and moderate density housing.

1103.4 The high density residential land use category includes high-rise apartment buildings as the predominant use and may also include, as appropriate uses, low, moderate, and medium density housing. High density residential land use areas are generally located adjacent to the Central Employment Area, major employment centers, major arterial streets, and appropriate multi-neighborhood and regional commercial centers.

1103.5 The residential land use categories are generally depicted on Map 1.

1104 POLICIES IN SUPPORT OF THE RESIDENTIAL NEIGHBORHOOD OBJECTIVES

1104.1 The policies established in support of the residential neighborhoods objectives are as follows:

- (a) Promote the conservation, enhancement, and revitalization of the residential neighborhoods of the District for housing and neighborhood-related uses;
- (b) Conserve and maintain the District's sound, established neighborhoods through the strict application and enforcement of housing, building, and zoning codes and the maintenance of the general level of existing residential uses, densities, and heights;
- (c) Ensure a broad range of residential neighborhood options ranging from quiet, low density, park-like neighborhoods to active, high density, mixed-use urban neighborhoods;
- (d) Develop neighborhood improvement programs and neighborhood land use proposals for residential areas that have deficiencies which threaten neighborhood quality, through coordinated community and government action programs and plans, systematic monitoring of neighborhood social and physical conditions, and continuing assessment of land use and regulatory actions to correct deficiencies;
- (e) Provide wide-ranging assistance for neighborhoods of relatively poor quality by joint public and private action and concentrated governmental attention and resources, through measures such as grants and loans for housing purchase and rehabilitation and land use and zoning changes, and with the active involvement and cooperation of the business community, private service organizations, community development corporations, and other community organizations;
- (f) Develop uniform indicators of neighborhood conditions, establish standards for neighborhood quality, and develop procedures to monitor and assess conditions and trends affecting neighborhood stability, in order to provide a timely warning with respect to conditions that need correcting and to provide information for the required Plan reviews and updates;

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- (g) Encourage the retention and expansion of residential uses in mixed use neighborhoods to help maintain the residential character of these areas, through modification of land use and related regulations when necessary;
- (h) Develop techniques and programs to encourage the maintenance of existing housing stock and, where appropriate, the rehabilitation and new construction of detached and row housing, apartments, and accessory apartments in single-family residences, while exercising great care to avoid undermining neighborhood quality and stability;
- (i) Protect residential neighborhoods from incompatible uses and activities that generate excessive traffic, noise, litter, and other damaging environmental impacts, by consulting with neighborhood organizations to promote buffering and techniques that provide for appropriate separation of uses and mitigation of cut-through problems, which may require modification of the Zoning Regulations limitations on access to certain streets, or strict enforcement of traffic, anti-littering, noise, and pollution regulations;
- (j) Protect low and moderate density residential neighborhoods that are also designated for commercial uses from uses that are incompatible with residential neighborhoods, and from activities, particularly those of a commercial nature, that generate excessive traffic, late night activity, noise, litter, and other damaging environmental impacts;
- (k) Control the external negative impact of new non-residential uses that are permitted in residential areas to provide sufficient parking, loading areas, pick-up and drop-off access consistent with the activity level of the non-residential uses. With respect to permitted, non-residential uses, including schools, hospitals, churches, and clinics, this policy is designed to reduce the possible adverse impact of the non-residential uses on the residential area;
- (l) Upgrade deficient neighborhood and multi-neighborhood shopping and service areas, consolidating some of the strip-zone areas, and assist in the establishment of new commercial areas to ensure that all neighborhoods have ready access to a suitable range of retail goods and services within the District. (In some instances this policy will require the restructuring of existing neighborhood centers to discourage uses that adversely affect nearby residential neighborhoods and to encourage growth of those businesses which provide needed services and goods. The active participation of the business community, community development corporations, and the District government will be required.);
- (m) By modifying existing parking regulations and establishing new standards for buffering, if appropriate, identify and pursue new techniques to provide adequate accessory parking to serve business establishments, especially in older neighborhood centers, thereby acknowledging the importance of sufficient parking for commercial uses;

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- (n) Encourage the residential reuse of abandoned housing;
- (o) Support the retention of established residential neighborhoods adjacent to the Central Employment Area;
- (p) Protect residential neighborhoods from concentrations of community based residential facilities (“CBRFs”), by ensuring that there is an equitable distribution of CBRFs throughout the District and preventing the location of any CBRF within five hundred feet (500 ft.) of the location of another CBRF, except that the five hundred foot (500 ft.) rule shall not violate the Fair Housing Amendments Act, approved March 12, 1989 (102 Stat. 1619; 42 U.S.C. 3601 *et seq.*) (“Fair Housing Act”). For the purposes of this paragraph, the term “handicap” has the same meaning as in §802(h) of the Fair Housing Act;
- (q) Support programs and initiatives to make housing available to families and encourage families to remain in the District;
- (r) Control the conversion of residential housing to guest houses, bed and breakfast establishments, clinics, and other non-residential or transient uses;
- (s) Prohibit the reduction of existing parking at hotels in residential zoning districts;
- (t) Discourage the location of new chanceries and the expansion of existing chanceries in any area that is essentially a residential use area, consistent with section 206(b)(2) of the Foreign Missions Act, approved August 24, 1982 (96 Stat. 286; D.C. Code § 5-1206(b)(2));
- (u) Prior to referring a case on a campus plan to the Board of Zoning Adjustment or the Zoning Commission, the Zoning Administrator shall verify and notify the Board of Zoning Adjustment or the Zoning Commission of the findings, whether the proposed project is within the floor area ratio (“FAR”) limit as provided in a university’s campus plan by keeping a list of the FAR for each building within the campus and the total FAR to date; and
- (v) It is appropriate to balance the needs of institutional providers of housing for the handicapped with the need to maintain healthy residential neighborhoods throughout the District’s many communities. In support of that goal, the following policies are adopted:
 - (1) Matter-of-right development of community-based residential facilities (“CBRFs”) shall be limited to facilities that:

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- (A) Serve only individuals who are truly handicapped, as defined by the Americans With Disabilities Act ("ADA");
 - (B) Include no more than 1 resident staff individual per 3 handicapped residents (including staff members' families), as long as they are not in conflict with federal law);
 - (C) Do not locate on the same block or within 500 feet of another community based residential facility ("CBRF");
 - (D) Exclude persons with histories as adjudicated felons or the juvenile equivalent thereof;
 - (E) Exclude persons who meet the definition of repeat sex offender;
 - (F) Will be operated or owned by individuals or corporations that have no open violations with District administrative agencies and no unpaid financial indebtedness to the D.C. Treasurer, (over \$1,000); and
 - (G) Abide by historic preservation, overlay, and other zoning requirements.
- (2) "Reasonable accommodation" of other needs of the handicapped shall occur by means of the special-exception process, rather than by administrative action.
 - (3) Amend 14 DCMR §111 (45 DCR 8057) to conform with these policies as long as they are not in conflict with federal law.

1105 OBJECTIVES FOR COMMERCIAL AREAS

- 1105.1 The objectives for commercial areas are to promote the vitality of the District's commercial areas, including Downtown, and to provide for the continued growth and vitality of the District's economy and its employment base.

1106 COMMERCIAL LAND USE CATEGORIES

- 1106.1 The low density commercial land use category includes shopping and service areas that are generally low in scale, character, and activity, and that provide a limited or specialized range of retail goods and services as the predominant uses.
- 1106.2 The moderate density commercial land use category includes shopping and service areas that generally provide a much broader range of goods and services than do low density areas as the predominant uses. Chain drug stores and grocery stores, as well as branches

of department stores, some specialty shops, and personal services establishments, may be present in moderate density commercial land use areas.

- 1106.3 The medium density commercial land use category includes shopping and service areas that generally offer the largest concentration and variety of goods and services outside the Central Employment Area as the predominant uses. Most customers arrive at medium density commercial land use areas by car, bus, or subway.
- 1106.4 The medium-high density commercial land use category includes shopping and service areas that generally offer, as the predominant use, the largest concentration and variety of goods and services outside the historical core of the Central Employment Area. Most customers arrive at medium-high density commercial land use areas by car, bus, or subway.
- 1106.5 The high density commercial land use category includes a mix of employment, retail, office, cultural, and entertainment centers which serves as the business and retail heart of the District and the metropolitan area.
- 1106.6 The commercial land use categories are generally depicted on Map 1.

1107 COMMERCIAL CENTER CLASSIFICATIONS

- 1107.1 A hierarchy of commercial center classifications based on primary function is as follows:
- (a) Local neighborhood center;
 - (b) Multi-neighborhood center;
 - (c) Regional center; and
 - (d) The Central Employment Area.
- 1107.2 The classifications of §1107.1 are generally depicted on Map 2.
- 1107.3 Local neighborhood centers supply sales of daily groceries, sundries, convenience goods, and personal services to neighborhood residents and workers:
- (a) There is limited parking and limited or no office space. A small food and sundries store selling convenience items is usually a principal element of a local neighborhood center. Service stores such as gas stations, carryouts, barber shops, cleaners, diners, and bars also locate in local neighborhood centers; and
 - (b) Local neighborhood centers may be further subclassified to identify new centers to be established and existing centers to be upgraded.

- 1107.4 Multi-neighborhood centers contain many of the same activities as local neighborhood centers, but in greater depth and variety. These centers generally locate at intersections, along major arterial streets, and along transit routes:
- (a) Variety stores, drugstores, supermarkets, and specialty shops are usually principal elements of multi-neighborhood centers. These centers frequently have one (1) or more restaurants, a hardware or paint store, and one (1) or more gasoline stations. A small amount of incidental office space is generally included for doctors, dentists, lawyers, realtors, banks, savings and loan associations, and other professional and financial uses; and
 - (b) In summary, retail use is usually the predominant commercial use in a multi-neighborhood center.
- 1107.5 Regional centers have the largest groups of commercial functions outside the Central Employment Area and are likely to have branches of major department stores, many specialty shops, concentrations of restaurants, movies, and other leisure or entertainment facilities:
- (a) Regional centers are generally located along major arterials served by transit and draw from a marketing area that encompasses most, if not all, of the District and adjacent suburban communities;
 - (b) Many customers of regional centers shop by car. Off-street parking may be provided on a cooperative basis within the area, using both self-contained and nearby commercial parking lots and garages; and
 - (c) A large office component is commonly associated with the regional center concentration, catering to doctors, lawyers, accountants, realtors, banks, savings and loan associations, and other professional and financial uses.
- 1107.6 The Central Employment Area is the business and retail heart of the District and the metropolitan area:
- (a) The Central Employment Area is the employment, retail, office, cultural, and entertainment center, the tourist center of the District and the metropolitan area, and the center of local government;
 - (b) Office use, in terms of square footage, is the largest commercial use in the Central Employment Area;
 - (c) The Central Employment Area also contains the widest range and the largest amount of retail floor space and the greatest sales volume in the metropolitan area, having the largest major department stores and leading specialty shops of the region; and

- (d) The Central Employment Area also has numerous boutiques and restaurants and the largest number of hotels in the District. The term “Central Employment Area” is defined in §199.1 of this title.

1108 POLICIES IN SUPPORT OF THE COMMERCIAL AREAS OBJECTIVES

1108.1 The policies established in support of the commercial areas objectives are as follows:

- (a) Promote appropriate commercial development, including centers for retail and office uses, to serve the needs of the economy of the District and its neighborhoods, to provide a focus for the expansion of housing and employment that the District will have to accommodate in the future because of its urban center role within the region, and to expand employment opportunities in the region for District residents;
- (b) Promote and enhance Downtown according to the objectives and policies of the Downtown Plan Element, through concentrated efforts on promotion, development, and regulatory activities by means of joint public and private action;
- (c) Improve existing neighborhood commercial centers and develop new neighborhood commercial centers;
- (d) Encourage the District’s network of multi-neighborhood commercial centers to provide a satisfactory range of retail and office services for their market areas;
- (e) Promote the development of new multi-neighborhood commercial centers in areas where residents now travel long distances for food and other shopping services, through close coordination of ward and neighborhood planning efforts with the District’s economic development program, including on-going efforts to encourage large food stores to locate in these areas;
- (f) Permit the District’s two (2) established regional commercial centers, Georgetown and Friendship Heights, to develop and to evolve in ways which are compatible with other land use policies, including those for maintaining stable neighborhoods, mitigating negative environmental impacts, and reducing traffic congestion;
- (g) Stimulate the development of new regional commercial centers at suitable locations in the District where such development is logical, appropriate and compatible with other land use policies. (This policy applies to the proposed expansion of the existing center at the Hechinger Mall and the centers projected for the Minnesota-Benning and the Anacostia Metrorail station areas.);
- (h) Maintain heights and densities in established and proposed regional centers which are appropriate to the scale and function of development in adjoining communities,

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and develop buffer areas for neighborhoods exposed to new moderate, medium, and medium-high commercial densities;

- (i) Encourage the continued diversification of land uses in the Central Employment Area outside of Downtown, including the development of cultural and recreational activity centers and of housing, in order to provide greater levels of activity during evening and weekend periods when offices are closed;
- (j) Promote the establishment and growth of mixed use commercial centers at appropriate Metrorail stations and major transportation interchange points to reduce automobile congestion, improve air quality, increase jobs, reduce reliance on the automobile, and ensure neighborhood stability through cooperative public and private efforts to increase the use of Metrorail and Metrobus through “park-and-shop” subsidies, shuttle buses, signs, promotional programs, and more mixed use developments;
- (k) Protect residential areas adjoining new commercial centers from negative physical impacts through the use of open-and green-space buffers, use and intensity modulation between residential and nonresidential areas, traffic circulation and parking management initiatives and other related techniques, implemented by means of public actions to modify existing land use controls, traffic and parking regulations, and public sector and private sector sensitivity to neighborhood concerns;
- (l) Ensure that residential communities are adequately protected from destabilizing impacts from new commercial uses and commercial uses which have undergone substantial operational changes since the adoption of the District’s land use regulations. (Changes may be required in the Zoning Regulations including reclassification of uses, to account for and better control the negative impacts of uses such as fast-food restaurants, video arcades, sexually-oriented businesses, gasoline stations, and convenience stores.);
- (m) Discourage concentrations of liquor licensed establishments and public halls;
- (n) Attempt to limit commercial development in the Georgia Avenue, N.W. corridor to properties fronting on Georgia Avenue, N.W.;
- (o) Support modification of the Zoning Regulations (11 DCMR §100 *et seq.*) to provide that hotels and other transient uses do not meet the residential or housing objectives for mixed use commercial and residential (“CR”) development;
- (p) Explore utilization of the National Trust for Historic Preservation’s “Main Street” program as a means of revitalizing local neighborhood and multi-neighborhood commercial centers;

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- (q) Preserve development rights for projects in approved urban renewal plan areas when these areas become subject to zoning, in those instances where property owners purchased additional development rights from the Redevelopment Land Agency, such as the development rights for Square 536 in the Southwest "C" Urban Renewal Area;
- (r) Encourage the Zoning Commission to expedite the rezoning of Square 213 to the C-4 zone district to encourage the retention and expansion of the National Association of Home Builders at this site, except for the Native American burial ground at this site which is to be perpetual park land. Any development on that square is to respect the historical significance of this special site;
- (s) Support modification of the Zoning Regulations to encourage the success of
ground floor retail and entertainment uses in the Central
Employment Area by allowing arcade space in existing buildings to be
converted as a matter of right to retail, entertainment, arts or service
uses; and
- (t) Encourage the expansion of existing hotels, including the addition of one floor, approximately sixteen feet in height, to the Hay Adams Hotel.

1109 OBJECTIVES FOR PRODUCTION AND TECHNICAL EMPLOYMENT AREAS

- 1109.1 The objectives for production and technical employment areas are to encourage the growth of centers of high technology, researches and development, and to provide for essential support services and nonpolluting production activities.

1110 PRODUCTION AND TECHNICAL EMPLOYMENT LAND USE CATEGORY

- 1110.1 The production and technical employment land use category includes the following:

- (a) Restructured industrial land intended to encourage growth industries and industries with a high ratio of employees to land area occupied, such as office support services, communications, printing and publishing, wholesaling, transportation services, food services, and tourism support services;
- (b) Warehousing; and
- (c) Other commercial activities which generally do not occur to substantial degree in other commercial areas as the predominant uses.

- 1110.2 Production and technical employment areas will be designated for the following:

- (a) Areas where buffering can protect adjacent residential areas from adverse impacts or where no residential areas are present;
- (b) Areas adjacent to railroads and major highways;
- (c) Certain areas where there is sufficient land to meet the needs of production and technical employment users; and
- (d) Certain areas where there are viable industrial uses in operation.

1110.3 This category is generally depicted on Map 1.

1111 POLICIES IN SUPPORT OF THE PRODUCTION AND TECHNICAL EMPLOYMENT OBJECTIVES

1111.1 The policies established in support of the production and technical employment objectives are as follows:

- (a) Recognize that current viable industrial land uses which provide services, jobs, and fiscal benefits are essential and ensure that these uses are maintained and that sufficient land is reserved for production and technical employment uses through appropriate zoning and related means;
- (b) Restructure industrial areas which are not needed for essential non-PTE type industrial uses, but which are suited to continued industrial development, into production and technical employment centers;
- (c) Stimulate the growth of industries providing a high ratio of employees to land areas;
- (d) Discourage underutilization of industrial land for nonproductive purposes;
- (e) Strengthen the economy and job base of the District by designating selected areas as production and technical employment centers for research and development, high technology, manufacture and assembly, wholesaling, and service production activities, through modifications to the District's industrial land use controls in some areas of the District, along with concentrated public efforts to retain existing businesses and to attract new ones;
- (f) Determine the status, trends, and future needs for industrial land in the District and the value of both traditional industrial uses and production and technical employment uses to the District in terms of essential services and jobs for residents and in terms of fiscal benefits to the District; and

- (g) Develop appropriate measures to mitigate or eliminate the adverse impacts caused by industrial uses.

1112 OBJECTIVES FOR PUBLIC AND INSTITUTIONAL LAND USES

1112.1 The public and institutional land use objectives are as follows:

- (a) To ensure the availability of sufficient land for the District's public improvements programs and operating needs;
- (b) To seek to convert surplus District-owned land to productive uses consistent with the Plan;
- (c) To improve coordination and management of District government land planning;
- (d) To increase use of joint public and private development in order to achieve District goals;
- (e) To assure neighborhood stability as nongovernment institutions grow;
- (f) To encourage sensitive conservation and development of the District's waterfronts and shorelines;
- (g) To develop up-to-date facility plans for District agencies and prepare a District-wide public facilities plan; and
- (h) To promote the continued contributions made by private institutions toward the economic and cultural vitality of the District.

1113 PUBLIC AND INSTITUTIONAL LAND USE CATEGORIES

1113.1 The federal land use category includes federally occupied land and facilities more specifically identified in the Federal Facilities Element as the predominant use, excluding parks and open space. This category also includes the International Center. This category is generally depicted on Map 1 for informational purposes only.

1113.2 The local public facilities land use category includes District-occupied land and facilities as the predominant use, excluding parks, recreation centers, and open space. This category is generally depicted on Map 1.

1113.3 The institutional land use category includes land and facilities occupied by colleges, universities, schools, hospitals, religious institutions, and similar facilities as the predominant uses. This category is generally depicted on Map 1.

- 1113.4 The parks, recreation and open space land use category includes District government recreation centers and parks, cemeteries, and the National Capital Open Space System defined in the Parks, Open Space and Natural Features Element as the predominant uses. This category is generally depicted on Map 1. The National Capitol Open Space System is generally depicted on Map 1 for informational purposes only.

1114 PUBLIC AND INSTITUTIONAL CLASSIFICATIONS

- 1114.1 Capital improvements include certain anticipated major new construction or rehabilitation of the following types of public facilities:

- (a) Recreation centers;
- (b) Police district stations;
- (c) Police and fire harbor units;
- (d) Health and social service centers;
- (e) Government support facilities;
- (f) High schools;
- (g) Junior high schools;
- (h) Elementary schools;
- (i) Highways; and
- (j) Bridges.

- 1114.2 This classification includes those projects approved as part of the District's capital improvement program, which shall not be inconsistent with the public facilities plan that is required to be developed and periodically updated as set forth in the Public Facilities Element (chapter 6) of this Plan.

- 1114.3 College and university master plan areas are areas occupied by colleges, universities, and other institutional users of large tracts.

- 1114.4 The United States Capitol Master Plan Area is the area subject to the Master Plan for the United States Capitol, which was prepared by the Architect of the Capitol pursuant to federal law.

1114.5 Except for capital improvement projects, the public and institutional classifications are generally depicted on Map 2.

1115 POLICIES IN SUPPORT OF THE PUBLIC AND INSTITUTIONAL LAND USE OBJECTIVES

1115.1 The policies established in support of the public and institutional land use objectives are as follows:

- (a) Encourage the appropriate and compatible development of public land near selected Metrorail stations and provide for development at appropriate levels of intensity and use to capitalize fully on the development and public transportation opportunities which the stations provide. (This policy on selected Metrorail stations provides for their designation as targets for appropriate development consistent with land use and transportation objectives.);
- (b) Encourage joint public and private development of publicly owned or controlled land to stimulate desired development and to provide an opportunity for the District government to receive monetary and nonmonetary returns on public investment in the public transit system, land, buildings and infrastructure, and to enhance the District's role and involvement as co-developer;
- (c) Develop a waterfront and shoreline plan, in cooperation with NCPC, which capitalizes on unrealized opportunities for creating exciting and imaginative water-focused recreation, housing, commercial, and cultural development along the Anacostia and Potomac Rivers and which ensures that new development enhances the physical and environmental quality of the rivers and adjoining areas;
- (d) Determine the District government's land, building, and facilities requirements through preparation of agency plans, and identify appropriate sites for future use in conformance with the objectives of the Plan, by means of government-wide cooperation and coordination of agency planning processes and monitoring of trends for accurate and timely anticipation of future land needs;
- (e) Identify additional public resources required to implement the Plan, to prepare ward and small area plans, and to provide guidance to the Capital Improvements Program (CIP) and other budget priority-setting mechanisms;
- (f) Relate small area plans, as appropriate, to the availability of facilities for transportation and environmental protection, including street and alley capacities, provision of parking, Metrorail and Metrobus service, water supply, sewage treatment, and solid waste management facilities to ensure integration of residential and commercial development plans with facility capacities and needs;

ENROLLED ORIGINAL

- (g) Coordinate, monitor, and assess the impact of new development on public facilities and infrastructure;
- (h) Facilitate the joint public and private development, where feasible, of surplus government property, particularly in the vicinity of Metrorail stations, to supply needed community services and facilities which support local employment opportunities and neighborhood improvement and stability;
- (i) Identify unneeded public buildings and lands that could be used to supply additional housing, commercial services, and to accommodate private community service organizations and other physical and social needs, utilizing alternative implementation techniques including negotiated sales, long-term leasing, District and community cooperative development, land price writedowns, community equity participation, and similar arrangements;
- (j) Recognize the specialized land needs and unique economic and human development opportunities presented by colleges, universities, and other institutional users of large tracts and require the development of detailed master plans, if none exist, that incorporate all land and facilities currently in use or currently owned by the institution and anticipated for future use;
- (k) Support modification of the Zoning Regulations to require Zoning Commission approval of college and university master plans and subsequent review and further processing with opportunity for citizen participation, in order to allow for more efficient review of plans and proposals while reducing adverse neighborhood impacts and alleviating uncertainty over future institutional activities;
- (l) Support modification of the Zoning Regulations to require Board of Zoning Adjustment approval of any expansion of an existing institution and approval of any change in the type of institutional use within or adjoining a residential district;
- (m) Recognize the positive contributions of religious establishments to neighborhood life;
- (n) Facilitate development on the six (6) squares north of Mount Vernon Square (Squares 400, 401, 402, 424, 425, and 426), except for the eastern half of Square 424, of the following uses:
 - (1) Local public facilities (a new convention center or public higher educational facilities); or
 - (2) Mixed residential and commercial uses; and
- (o) Identify possible mechanisms by which the District can gain jurisdiction over certain federally owned waterfront land in order to capitalize on the unrealized development opportunities likely to be defined in the waterfront and shoreline plan referenced in paragraph (c) of this section; and

- (p) Encourage, with higher density rezoning as necessary, and with appropriate measures to mitigate potential adverse impacts on surrounding areas, the development of hospitals and related health care services in the area bounded by Michigan Avenue, N.W., Irving Street, N.W., Park Place, N.W., and First Street, N.W.

1116 OBJECTIVE FOR SPECIALIZED PLANNING AREAS

- 1116.1 The specialized planning areas objective is to concentrate planning attention on areas of the District that offer opportunities to accommodate new growth and development, on areas that exhibit unique problems or characteristics and require case-specific planning actions, on major public institutions, and on areas that require detailed action plans.

1117 SPECIALIZED PLANNING AREA LAND USE CATEGORY

- 1117.1 The mixed use land use category includes a combination of two (2) or more residential, commercial, production and technical employment, public, or institutional land use categories and is depicted in areas where a variety of uses are to be encouraged.
- 1117.2 Mixed use areas include existing commercial areas and areas proposed for significant land use changes. Mixed use areas are generally depicted on Maps 1 and 2.

1118 SPECIALIZED PLANNING AREA CLASSIFICATIONS

- 1118.1 Specialized planning areas are classified into the following areas:
 - (a) Special treatment areas;
 - (b) Development opportunity areas;
 - (c) Housing opportunity areas; and
 - (d) Master plan areas.
- 1118.2 Special treatment areas are areas that exhibit unique physical, social, or functional characteristics and features and require case-specific planning actions. Special treatment areas may be defined by functional criteria, such as by the need for well-targeted and coordinated planning program initiatives to achieve common objectives, or may be designated in order to encourage specialized activities. Special treatment areas may incorporate parts of contiguous areas. These areas may include neighborhoods or areas of

the District that exhibit unique cultural design or architectural and ethnic characteristics. The special treatment areas are generally depicted on Map 2.

- 1118.3 Development opportunity areas are areas that offer opportunities to accommodate new growth and development. Development opportunity areas may be designated for housing, commercial development, employment centers, or for a mixture of uses and may be further subclassified to identify those that are Metrorail station development opportunities areas.
- 1118.4 Development opportunity areas are usually the following:
- (a) Areas at or near selected Metrorail stations or major Metrobus interchange points;
 - (b) Areas where there is a significant amount of vacant or poorly used land;
 - (c) Potential surplus property sites;
 - (d) Areas that exhibit potential for successful joint public and private initiatives;
 - (e) Areas that represent unrealized employment and economic development potential, such as regional or other shopping areas; and
 - (f) Areas where development can be used to improve neighborhood quality and stability.
- 1118.5 The development opportunity areas are generally depicted on Map 2.
- 1118.6 Housing opportunity areas are areas where the District expects and encourages either new housing or rehabilitated housing. These housing opportunity areas are not the only areas where new housing units will become available, but represent locations of significant concentrations. Most Metrorail stations outside the Central Employment Area, and some within, will support additional housing units. The conversion of existing nonresidential buildings for housing and the return of vacant units to the housing market are two (2) additional devices which will result in additional housing units.
- 1118.7 The criteria for designating housing opportunity areas are the same as those for development opportunity areas:
- (a) Areas at or near selected Metrorail stations or major Metrobus interchange points;
 - (b) Areas where there is a significant amount of vacant or poorly used land;
 - (c) Potential surplus property sites;
 - (d) Areas that exhibit potential for successful joint public and private initiatives;

- (e) Areas that represent unrealized employment and economic development potential, such as regional or other shopping areas; and
- (f) Areas where development can be used to improve neighborhood quality and stability.

1118.8 The housing opportunity areas are generally depicted on Map 2.

1118.9 College and university master plan areas are areas occupied by colleges, universities, and other institutional users of large tracts. These areas are generally depicted on Map 2.

1118.10 Small area action plan areas are areas within or between wards which are subject to development pressures or are in need of stabilization or improvement or where economic benefits can be realized through prompt, coordinated action.

1119 POLICIES IN SUPPORT OF THE SPECIALIZED PLANNING AREAS OBJECTIVE

1119.1 The policies established in support of the specialized planning areas objective are as follows:

- (a) For college and university master plan areas, develop detailed plans, setting forth objectives, policies, and implementation strategies which may include regulatory modifications, land use and zoning changes, program assistance needs, required capital improvements, and impact analyses; and
- (b) For small area action plan areas and specialized planning areas other than college and university master plan areas, develop detailed plans which implement the policies established for those areas and which take a form appropriate to the needs of the community or the District at the time, District economic development policies and priorities, market conditions, implementation requirements, competing demands, available staffing resources and time, and available funding, which may include:
 - (1) Reports that provide guidance to the Zoning Commission on the consistency of zoning with the Comprehensive Plan affecting both large and small areas or lots;
 - (2) Plans that address the revitalization of commercial nodes to enhance their fit to the surrounding community;
 - (3) Studies that may have a largely aesthetic focus along commercial corridors, dealing with public space and streetscape;
 - (4) Plans as directed by the Mayor or requested by District agencies; and

- (5) Plans prepared in response to the mandates of Comprehensive Plan legislation, including ward plan provisions, enacted by the Council;
- (c) Identify potential new specialized planning areas through ward plans and small area action plans;
- (d) Designate, as generally depicted on Map 2, areas of the District that can accommodate new residential, commercial, or mixed use development and will serve to promote the objectives of economic development as development opportunity areas, and provide more detailed objectives, policies and plans through ward plans and small area action plans;
- (e) Designate appropriate waterfront areas in the District as special treatment areas or development opportunity areas, to promote special planning for these areas in cooperation with the NCPC and other federal agencies where appropriate;
- (f) Require preparation of up-to-date master plans for any of the District's colleges, universities, and other institutional users of large tracts that do not have approved up-to-date master plans, to ensure coordination of their growth and development with community objectives and development goals. (Criteria for this master plan requirement and new review procedures should be developed by the Office of Planning.); and
- (g) Develop detailed plans for small area action plan areas, if sufficient resources are available, as follows:
 - (1) The plans should implement the policies established for those areas and should take an appropriate form, which may include specific zoning recommendations, capital improvement requirements, financing strategies, special tax, design or other regulatory recommendations, and the implementation techniques necessary and available for the realization of any proposed development projects; and
 - (2) The small area action plan areas should include:
 - (A) Each special treatment area, housing opportunity area, and development opportunity area that is designated on the enacted District-wide generalized land use policies map (Map 2) if necessary to implement policies established for these areas in the Land Use Element of the Comprehensive Plan, and if resources are available;
 - (B) The Mount Pleasant area, guided by the following proposed policies:

- (i) Support creative and multicultural expression through display, performances, and festivals;
 - (ii) Maintain and enhance the character of the neighborhood by encouraging creative cultural design (including special-merit design) while protecting historic landmarks;
 - (iii) Promote additional low-income and moderate-income housing;
 - (iv) Encourage small business incubators and plazas for licensed market vendors in order to increase business opportunities or residents; and
 - (v) Support low-impact mixed-use of residential space for multicultural arts, crafts, and other professional and consulting services;
- (C) The Capitol Hill business district, the Eastern Market metrorail station area, and the Potomac Avenue metrorail station area, to implement policies for these areas set forth in the Ward 6 Plan; and
- (D) Other areas designated in the Comprehensive Plan for detailed action plans.

1120 LOWER 16TH STREET, N.W. SPECIAL TREATMENT AREA

1120.1 The lower 16th Street, N.W. area is designated as a special treatment area.

1120.2 The policies established for the lower 16th Street, N.W. special treatment area are as follows:

- (a) Protect and enhance the special character of this approach to the White House and Lafayette Park;
- (b) Require public review of infill development to ensure that the proposed building will be compatible with the special character and scale of 16th Street and the immediate urban design context. The review should include consideration of the policies for designated Special Streets in the Urban Design Element and any urban design and architectural features criteria that may be developed for the area;
- (c) Encourage uses that are appropriate to maintain the appearance and character of this area; and

- (d) Retain existing hotel uses by allowing and encouraging expansion of those uses, including the addition of one floor, approximately sixteen feet in height, to the Hay-Adams Hotel.

**1121 NORTHEAST NUMBER 1 AND ECKINGTON YARDS SPECIAL
TREATMENT AREA**

1121.1 The Northeast Number 1 and Eckington Yards area is designated as a special treatment area.

1121.2 The policies established for the Northeast Number 1 and Eckington Yards special treatment area are as follows:

- (a) Create a physical and regulatory atmosphere to encourage nascent high technology and light industries in the area north of Florida Avenue, N.E.;
- (b) Target the area south of Florida Avenue, N.E. for a new, secondary lower rent office district;
- (c) Evaluate the need for effective design standards and targeted public improvements; and
- (d) Identify economic development strategies that can be packaged to meet development objectives.

1122 FORT TOTTEN METRORAIL STATION SPECIAL TREATMENT AREA

1122.1 The Fort Totten Metrorail station area is designated as a special treatment area.

1122.2 The policies established for the Fort Totten metrorail station special treatment area are as follows:

- (a) Maximize metrorail access and leveraging;
- (b) Consider the WMATA site for a joint development project;
- (c) Develop surplus WMATA and unused industrial land for medium density residential and commercial mixed uses;
- (d) Protect and preserve existing low scale residences in the vicinity;

- (e) Increase the residential component to strengthen local commercial establishments on Riggs Road, N.E.;
- (f) Identify suitable industrial relocation sites for industrial uses, such as the New York Avenue, N.E. corridor. For large industrial uses that cannot be relocated, identify zoning and other appropriate measures to ensure their continued ability to function, modernize, and expand, and to be contributors to the District economy, with sufficient buffers to protect and preserve adjacent residential communities, provided that no expansion of the Fort Totten Transfer Station shall occur until after the Mayor conducts a public hearing on this issue; and
- (g) Create a “mini-in-town” community.

1123 DEANWOOD METRORAIL STATION SPECIAL TREATMENT AREA

- 1123.1 The Deanwood metrorail station area is designated as a special treatment area.
- 1123.2 The policies established for the Deanwood metrorail station special treatment area are as follows:
 - (a) Provide for new, moderate density housing in the metrorail station impact area;
 - (b) Preserve residences in the vicinity;
 - (c) Upgrade and expand the commercial uses along Kenilworth Avenue, N.E.;
 - (d) Buffer residences from adjoining industrial uses; and
 - (e) Conduct market studies of the area to determine development opportunities.

1124 SAINT ELIZABETHS HOSPITAL SPECIAL TREATMENT AREA

- 1124.1 The Saint Elizabeths Hospital area is designated as a special treatment area.
- 1124.2 The policies established for the Saint Elizabeths Hospital special treatment area are as follows:
 - (a) Assume selected functions, programs, and resources to provide for a comprehensive mental health care system;
 - (b) Prepare a master plan pursuant to federal law;
 - (c) Promote improvement in adjacent commercial areas; and

- (d) Consider alternative uses for surplus land, except that no facility used in whole or in part as a living facility located on the St. Elizabeths Hospital campus shall be disposed of unless adequate and permanent community based housing has been established to provide for the needs of persons who would be deinstitutionalized under the Final Mental Health System Implementation Plan.

1125 DISTRICT OF COLUMBIA VILLAGE SPECIAL TREATMENT AREA

- 1125.1 The District of Columbia Village area is designated as a special treatment area.
- 1125.2 The policies established for the District of Columbia Village special treatment area are as follows:
 - (a) Create a production and technical employment center;
 - (b) Consolidate and continue District government uses;
 - (c) Relocate Architect of the Capitol offices; and
 - (d) Provide areas for industrial development on unused portions of the site.

1126 CHINATOWN SPECIAL TREATMENT AREA

- 1126.1 The Chinatown area is designated as a special treatment area.
- 1126.2 The policies established for the Chinatown special treatment area are as follows:
 - (a) Retain and enhance Chinatown as a thriving, mixed use Downtown community, including substantial housing with community and cultural facilities, street-level retail uses with related wholesale operations, supporting office and professional uses, and hotels;
 - (b) Utilize design review procedures and zoning to enhance the Chinese character of the area;
 - (c) Establish a multiservice center within Chinatown to address the needs of residents and visitors as identified by the Chinese-American community; and

- (d) Support the provision of nursing home facilities that meet the needs of Chinese-American residents.

1127 REED-COOKE SPECIAL TREATMENT AREA

- 1127.1 The Reed-Cooke area is designated as a special treatment area.
- 1127.2 The policies established for the Reed-Cooke special treatment area are as follows:
 - (a) Protect current housing in the area, and provide for the development of new housing;
 - (b) Maintain heights and densities at appropriate levels; and
 - (c) Encourage small-scale business development that will not adversely affect the residential community.

1128 MINNESOTA-BENNING SPECIAL TREATMENT AREA

- 1128.1 The Minnesota-Benning commercial area, centered at the intersection of Minnesota Avenue, N.E. and Benning Road, N.E. is designated a special treatment area.
- 1128.2 The policies established for the Minnesota-Benning special treatment area are as follows:
 - (a) Provide for medium density commercial development;
 - (b) Upgrade and expand existing commercial establishments;
 - (c) Encourage small business development; and
 - (d) Promote community-based development, including child care, educational, and counseling facilities.

1129 TENLEYTOWN METRORAIL STATION SPECIAL TREATMENT AREA

- 1129.1 The Tenleytown metrorail station special treatment area, bounded by Albemarle Street, N.W., the first alley off Albemarle Street west of Wisconsin Avenue, N.W., Murdock Mill Road, N.W., River Road, N.W., Wisconsin, N.W., Brandywine Street, N.W., and 40th Street, N.W., is designated a special treatment area.
- 1129.2 The policies established for the Tenleytown metrorail station special treatment area are as follows:

- (a) Stimulate a well-planned economic activity center that utilizes the public transit infrastructure and maximizes metrorail access;
- (b) Enable merchants to upgrade existing businesses, attract new customers and new business establishments, and give residents needed services;
- (c) Provide for the development of substantial new housing;
- (d) Protect and preserve existing low density residences in the vicinity, and the surrounding institutions and local public facilities, from the adverse effects, including traffic, of development; and
- (e) Maintain heights and densities at appropriate levels, with architectural design that is sensitive to the area's topography relative to the District.

1130 UPTOWN ARTS SPECIAL TREATMENT AREA

- 1130.1 The Uptown Arts special treatment area, extending along 14th Street, N.W., from M Street, N.W. to Florida Avenue, N.W. and along U Street, N.W. from 7th Street, N.W. to 16th Street, N.W. is designated a special treatment area.
- 1130.2 The policies established for the Uptown Arts special treatment area are as follows:
- (a) Promote the historic character of the area, and develop design criteria toward the achievement of that character;
 - (b) Promote and encourage the presence of the arts;
 - (c) Encourage, promote, preserve, protect, and display the area's entertainment, arts, and architectural history;
 - (d) Conserve and promote the neighborhood's African-American history;
 - (e) Encourage the establishment, enhancement, and maintenance of ethnic cultural facilities and street level retail and neighborhood service uses, including restaurants, which also support office and professional uses;
 - (f) Promote the development of art galleries and artists' lofts;
 - (g) Encourage business incubators for entrepreneurs and facilitate a bazaar center for vendors;

- (h) Conduct special studies to address public safety, urban design, and public space issues to foster a safe, clean, and attractive environment for the encouragement of arts and businesses sensitive to residential development;
- (i) Implement an urban design study and funding for specially designed public space street architecture, including space for exhibits and performances, signage, special treatment of bus stops, and lighting which will uniquely identify the Uptown Arts special treatment area with the arts;
- (j) Provide funds and encourage continued urban studies such as the “Design DC - 14th Street Corridor Project” sponsored by the Commission for the Arts and Humanities, and encourage extending the project to include the entire Uptown Arts special treatment area;
- (k) Address the many narrow commercial sites that exist in the area to encourage suitable scale and massing;
- (l) Encourage and provide the development of adequate parking facilities to support other development policies;
- (m) Encourage the creation and funding for community development corporations and other similar not-for-profit entities to assist in the redevelopment of the Uptown Arts special treatment area;
- (n) Assist in the retention of existing housing stock and provide new housing opportunities; and
- (o) Encourage the retention of historic buildings.

1131 DUPONT CIRCLE SPECIAL TREATMENT AREA

1131.1 The Dupont Circle area, bounded by a line extending from 18th Street, N.W. and Florida Avenue, N.W. south on 18th Street, N.W., east on S Street, N.W., south on 15th Street, N.W., west on M Street, N.W., north on 20th Street, N.W., west on N Street, N.W., southwest on New Hampshire Avenue, N.W., west on M Street, N.W., north on 22nd Street, N.W., west on N Street, N.W., north on 23rd Street, N.W., and northeast on Florida Avenue, N.W. to 18th Street, N.W., is designated a special treatment area.

1131.2 The policies established for the Dupont Circle special treatment area are as follows:

- (a) Require a scale of development consistent with the nature and character of the Dupont Circle area in height and bulk;

- (b) Ensure a general compatibility in the scale of new buildings with older low-scale buildings by restricting the maximum permitted height and floor area ratio of the new buildings to that of the underlying zone;
- (c) Preclude demolitions or partial demolitions that would lead to an increase in height and floor area ratio inappropriate to the area;
- (d) Enhance the residential character of the area by maintaining existing residential uses and controlling the scale, location, and density of commercial and residential development; and
- (e) Ensure compatibility of development with the Comprehensive Plan.

1132 OBJECTIVE FOR THE DOWNTOWN ARTS DISTRICT

1132.1 The objective for the Downtown arts district is to develop a concentration of public and private spaces and activities for the arts and artists that provide for local, national, and international arts activities, including the following:

- (a) Fine arts;
- (b) Performing arts; and
- (c) Arts-related retail and entertainment uses.

1133 POLICIES IN SUPPORT OF THE DOWNTOWN ARTS DISTRICT OBJECTIVE

1133.1 The policies established in support of the Downtown arts district objective are as follows:

- (a) Develop the E Street, N.W. theater corridor with evening-hour uses in new developments, especially theaters and restaurants;
- (b) Retain performing arts activities in existing theaters, including the National, Warner, and Ford's Theaters;
- (c) Retain and enhance the 7th Street, N.W. arts corridor as a thriving arts and cultural community with linkages to the Smithsonian Institution museums at Gallery Place and the Mall;

- (d) Facilitate the use of existing buildings and key historical properties along 7th Street, N.W. for purposes related to the arts and cultural activities;
- (e) Encourage the development of an ample and varied supply of spaces for artists including living, studio, performance and gallery spaces; and
- (f) Develop attractive, accessible outdoor space for exhibits and performances, and design streetscape and other improvements such as banners, awnings, lighting improvements, enhanced pedestrian access, and planting.

1134 OBJECTIVES FOR METRORAIL STATION AREA DEVELOPMENT

- 1134.1 The objectives for metrorail station area development are to concentrate planning and development attention on metrorail station areas which offer opportunities for redevelopment and new growth, particularly in those station areas that have large amounts of vacant or poorly utilized land, and to maximize development where possible, thus promoting increased ridership for the transit system, assisting the District to perform its critical role as the urban center of the region, providing a substantially increased amount of housing and jobs, and generally enhancing the District's economic development efforts.

1135 METRORAIL CLASSIFICATIONS

- 1135.1 The adopted regional system (ARS) is the metropolitan heavy rail transit system approved by the Washington Metropolitan Area Transit Authority Board of Directors. The ARS is generally depicted on Maps 1 and 2 for informational purposes only.

1136 POLICIES IN SUPPORT OF THE METRORAIL STATION AREA DEVELOPMENT OBJECTIVES

- 1136.1 The policies established in support of the Metrorail station area development objective are as follows:
- (a) Plan for mixed use development of designated Metrorail station areas outside the Central Employment Area at appropriate levels of intensity and use to make full use of the public transportation opportunities that the stations provide and to increase Metrorail ridership;
 - (b) Develop detailed station area plans and joint development programs in coordination with WMATA for identified Metrorail station development areas, and identify additional areas after further study and planning; and

- (c) Define objectives, policies, and implementation strategies for Metrorail development areas, which may include regulatory modifications, land use and zoning changes, and program assistance needs, and should include capital improvements and impact analyses.

1137 PUBLIC ACTION OBJECTIVES

1137.1 The public action objectives are as follows:

- (a) To coordinate governmental land use decisions with Plan provisions;
- (b) To revise or eliminate obsolete land use regulations;
- (c) To improve enforcement of land use regulations;
- (d) To establish procedures for monitoring public and private land use actions for consistency with the policies of the Plan; and
- (e) To monitor economic and community trends which might require policy modifications.

1138 POLICIES IN SUPPORT OF THE PUBLIC ACTION OBJECTIVES

1138.1 The policies established in support of the public action objectives are as follows:

- (a) Establish, in the Office of the Mayor, an advisory Interagency Planning Council to coordinate governmental land use actions and promote Plan compliance;
- (b) Ensure that proposed land use actions are not inconsistent with the Plan (including the Ward Plan Elements), small area action plans, and other plans prepared pursuant to the Plan, and develop procedures and mechanisms to make such determinations in a timely manner;
- (c) Study, and modify as needed, existing land use review and permit approval procedures to ensure compatibility of all land use review and permit approval procedures and significant development proposals with the Plan. (The need for changes will be determined by the Office of Planning and the Interagency Planning Council and may include procedures relevant to urban renewal, subdivisions, building, and occupancy permits, large tract review, planned unit developments, R-5-A review, other zoning implementation procedures, historic preservation, public space, building and occupancy permits, and transportation and environmental clearances.);

- (d) Provide for increased enforcement of housing, building, and zoning code regulations and inventory known violations of housing, building, and zoning codes, which would require allocation of sufficient resources and staff for more frequent inspections and compliance monitoring;
- (e) Review the Zoning Regulations to determine that they are not inconsistent with provisions of the Plan and, based upon a zoning program to be developed by the Office of Planning, recommend required changes including performance standards, text and map amendments, where appropriate, for action by the Zoning Commission;
- (f) Review urban renewal plans to determine if changes are needed to ensure that they are not inconsistent with Plan objectives and policies and consider procedural changes to ensure the expeditious processing, implementation, and completion of urban renewal projects;
- (g) Adopt development controls and design review criteria that, for particular historic districts, reflect the existing, valuable characteristics of the particular historic district or portion thereof;
- (h) Enforce the laws requiring the District government to give Advisory Neighborhood Commissions notice of building permit applications;
- (i) Enforce the laws against prostitution and other illicit activities and ensure that hotels, inns, and other transient occupancies, do not become centers of illegal activity;
- (j) Assess the adequacy of the public infrastructure and take appropriate action to assure the availability of needed public services;
- (k) Continue the interagency review of development projects that are subject to the Large Tract Review Procedures of the Office of Planning, effective December 12, 1986 (10 DCMR §2300 et seq.):
 - (1) In the course of the interagency review, the Mayor shall consider whether the issuance of a building or construction permit would be inconsistent with the Land Use element of the Plan;
 - (2) If the Mayor finds that the issuance of a permit is inconsistent with the Land Use element of the Plan, but consistent with zoning, the Mayor shall defer the issuance of the permit and, within sixty (60) days, propose amendments to the zoning regulations or maps to eliminate the inconsistency of the zoning regulations with the Land Use element of the plan;

ENROLLED ORIGINAL

- (3) Nothing in this section shall be construed to permit the issuance of a building or construction permit that is inconsistent with zoning; and
- (4) If the Mayor finds that the issuance of a building or construction permit, which is not subject to this paragraph solely because of insufficient commercial square footage, would be inconsistent with the Land Use Element of the Plan but consistent with zoning, the Mayor may defer the decision to issue the requested permit and, if deferred, shall propose, within sixty (60) days, amendments to the zoning regulations or maps to eliminate any inconsistency of the zoning regulations with the Land Use Element of the Plan. This subparagraph shall apply only to the construction of new commercial buildings that are not low density commercial buildings;
- (l) Amend the Zoning Regulations to require the production of housing or the contribution to the production of housing, particularly for low- and moderate-income households, throughout the District when additional commercial office space is obtained from discretionary and otherwise appropriate zoning density increases in accordance with standards set forth in section 305 of this Plan;
- (m) Require a building permit applicant to indicate all record and tax lots of the subject property on the application;
- (n) Require a building permit applicant for construction on tax-exempt land to indicate all owners of the proposed building prior to a review of the application by any District or federal agency;
- (o) Amend the Zoning Regulations to permit religious institutions to operate programs that are part of their ministry at their places of worship as accessory uses to the religious institutional use, unless the District can demonstrate a compelling governmental interest in restricting these uses;
- (p) Require the Office of Planning, the Department of Consumer and Regulatory Affairs, the Alcoholic Beverage Control Board, and other appropriate District agencies to review definitions affecting planning, zoning, housing, and land use issues to ensure conformity;
- (q) Require all community residence facilities and community-based residential facilities to be defined and to be subject to licensing review, approval, and inspection, based on standards appropriate to facility type;
- (r) Amend the Zoning Regulations to limit extension of Planned Unit Developments (PUDs) so that together the initial approval and subsequent extensions will not exceed twelve (12) years:
 - (1) If litigation is begun during that period that prevents development of the PUD, the time limit may be tolled until the conclusion of the litigation, provided that

the delay is not caused by the developer or the property owner applying for the PUD;

- (2) The time limit may be extended by the Zoning Commission in a case where, prior to commencing construction of the project, an applicant has expended substantial funds and has provided amenities or benefits proffered and approved as part of the PUD;
- (s) Reduce the development pressure on churches, synagogues, and other places of worship which are designated as historic landmarks or are contributing buildings located in historic districts, by allowing them to transfer unused density (transferable development rights or "TDRs") to properties in the receiving zones designated as part of the Downtown Development District and to use the proceeds of the sale of the TDRs to help maintain the church or other place of worship in accordance with renovation and restoration plans approved by the Historic Preservation Review Board. Any funds remaining could be used to support the programs run by the church or other place of worship;
- (t) Each designated historic district shall have a zoning overlay which reflects its distinctive characteristics of housing type, density, height, and uses. Such overlays shall be developed between the Office of Planning and the D.C. Historic Preservation Office; and
- (u) Study the advisability of establishing a revised R-4 row house residential zone in the Zoning Regulations which would give recognition to the unique nature of the row house neighborhood, and in which there would be no matter of right uses for private clubs, apartment houses, rooming houses, single room occupancy homes, museums, colleges, universities, nor any permitted uses of buildings in R-4 historic districts for office uses, non-profit or profit;
- (v) Amend the Zoning Regulations to require that no portion of a solid waste handling facility shall be located within 500 feet of any other use;
- (w) Provide tax, employment and other incentives to retain, expand and attract grocery stores and supermarkets to areas east of the Anacostia River and to other underserved areas; and
- (x) Explore the termination of the lease between the District and the Washington Development Group, Inc., for development of the air rights above the Center Leg Freeway.

ENROLLED ORIGINAL

- 1139.1 Except as provided in §§1139.2 through 1139.67 of this section, the land use categories and densities for areas of the District are generally designated on Map Number 1, District of Columbia Generalized Land Use Map, dated May 1995 (Map 1), which is attached to this element.
- 1139.2 Map 1 is amended in accordance with §§1139.3 through 1139.67.
- 1139.3 The area generally bounded by Harvard Street, N.W. on the north, the western property line of the lowrise apartments in Square 2587 on the east, the northern boundary of the Park East Apartments on the south, and Adams Mill Road, N.W., on the west is included in the parks, recreation, and open space land use category.
- 1139.4 Square 2837, bounded by Monroe Street, N.W. on the north, Holmead Place, N.W. on the east, Park Road, N.W. on the south, and 14th Street, N.W. on the west, is included in the mixed use medium density residential and medium density commercial land use category.
- 1139.5 The frontages along the east side of 13th Street, N.W. between U Street, N.W. frontages and V Street, N.W., located in Square 273, are included in the moderate density residential land use category.
- 1139.6 The triangular areas of green space within the exit ramps of the E Street Expressway, N.W. generally bounded by Virginia Avenue, N.W. on the north, E Street, N.W. on the south, and a line extending southward from 22nd Street, N.W. on the west is included in the parks, recreation, and open space land use category.
- 1139.7 The area bounded by E Street, N.W. on the north, 21st Street, N.W. on the east, and Virginia Avenue, N.W. on the south is included in the parks, recreation, and open space land use category.
- 1139.8 The area beginning at the intersection of the E Street Freeway ramp and 21st Street, N.W. east on E Street, N.W., to 20th Street, N.W., south on 20th Street, N.W. to Virginia Avenue, N.W., east on Virginia Avenue, N.W. to C Street, N.W., west on C Street, N.W. to the intersection of C Street, N.W., 20th Street, N.W., and the eastern edge of the Federal Reserve Building, north on the eastern edge of the Federal Reserve Building to the northern edge of the Federal Reserve Building, west on the northern edge of the Federal Reserve Building to 21st Street, N.W., and north on 21st Street, N.W. to the E Street Freeway ramps is included in the parks, recreation, and open space land use category.
- 1139.9 The area generally bounded by the northern alignment of E Street, N.W. on the north, 18th Street, N.W. on the east, the southern alignment of E Street, N.W. on the south, and 20th Street, N.W. on the west is included in the parks, recreation, and open space land use category.

- 1139.10 The area bounded by C Street, N.W. on the north, 18th Street, N.W. on the east, and Virginia Avenue, N.W. on the south is included in the parks, recreation, and open space land use category.
- 1139.11 The triangular area of land immediately south of Square S173, bounded by Virginia Avenue, N.W. on the north, Constitution Avenue, N.W. on the south, and 18th Street, N.W. on the west is included in the parks, recreation, and open space land use category.
- 1139.12 The area bounded by I Street, N.W., on the north, 1st Street, N.W., on the east, H Street, N.W., on the south, and New Jersey Avenue, N.W., on the west is included in the medium-high density commercial land use category.
- 1139.13 The 20th Street, N.W. and New Hampshire Avenue, N.W. frontages of Squares 96 (beginning south of the mixed use frontage along P Street, N.W.), 97, N99 and 115 are included in the mixed use high density residential and high density commercial land use category.
- 1139.14 Squares 281 and 245, bounded by N Street, N.W. on the north, 12th Street, N.W., on the east, M Street, N.W. on the south, Vermont Avenue, N.W. on the west, and Thomas Circle, N.W. on the southwest, are included in the high density residential land use category.
- 1139.15 The frontages on both sides of 16th Street, N.W. between Scott Circle, N.W. and I Street, N.W. are included in the mixed use high density residential and medium-high density commercial land use category.
- 1139.16 The northeasterly half of Square 369, midway between 9th and 10th Streets, N.W. and between L and M Streets, N.W. is included in the mixed use high density residential and high density commercial land use category.
- 1139.17 Square 317, bounded by K Street, N.W. on the north, 11th Street, N.W. on the east, I Street, N.W. on the south, and 12th Street, N.W. on the west, is included in the high density commercial land use category.
- 1139.18 The eastern part of Square 212 known as Lot 123, the National City Christian Church site and adjoining parking lot, bounded by N Street, N.W. on the north, 14th Street, N.W. on the east, and Massachusetts Avenue, N.W. on the southwest, is included in the mixed use medium density residential and medium density commercial land use category.
- 1139.19 The western and southwestern portion of Square 212 that comprises Lots 115-117 and 122, bounded by N Street, N.W., 14th Street, N.W. on the east, Highland Terrace, N.W. on the south, and 15th Street, N.W. on the west, is included in the mixed use high density residential and moderate density commercial land use category.

ENROLLED ORIGINAL

- 1139.20 Lots 3, 4, and 41-44 in Square 314, bounded by N Street, N.W. on the north, 11th Street, N.W. on the east, M Street, N.W. on the south, and 12th Street, N.W. on the west, are included in the mixed use medium density residential and medium density commercial land use category.
- 1139.21 The existing Convention Center site, bounded by New York Avenue, N.W. on the north, 9th Street, N.W. on the east, H Street, N.W. on the south, and 11th Street, N.W. on the west, is included in the mixed use, local public facilities, high density residential, and high density commercial land use category.
- 1139.22 Square 372, bounded by K Street, N.W. on the north, Mount Vernon Square, N.W. and 9th Street, N.W. on the east, New York Avenue, N.W. on the south, and 10th Street, N.W. on the west, and the eastern half of Square 343, bounded by K Street, N.W. on the north, 10th Street, N.W., on the east, New York Avenue, N.W., on the south, and 11th Street, N.W. on the west, are included in the high density commercial land use category.
- 1139.23 Square N-515, bounded by New York Avenue, N.W., on the north, 4th Street, N.W. on the east, L Street, N.W. on the south, and 5th Street, N.W., on the west, is included in the mixed use high density residential and high density commercial land use category.
- 1139.24 Squares 525, 526, 556 and 558, bounded by New York Avenue, N.W. on the north, New Jersey Avenue, N.W. on the east, K Street, N.W. on the south, and 4th Street, N.W. on the east, and bisected by the Center Leg Freeway, are included in the mixed use medium density residential and medium density commercial land use category.
- 1139.25 The area generally between Normanstone Drive, N.W. on the north, Rock Creek Drive, N.W. on the east, Edgevale Terrace, N.W. on the south, and 30th Street, N.W. on the west is included in the parks, recreation and open space land use category.
- 1139.26 The ribbon of District land along the eastern edge of the Normanstone Drive, N.W. right-of-way, between a point immediately east of 30th Street, N.W. and 32nd Street, N.W. is included in the parks, recreation and open space land use category.
- 1139.27 The area beginning at the intersection of Devonshire Place, N.W. and the eastern property line of the low rise apartments facing Devonshire Place, N.W. (Square 2106), west and around to Cortland Place, N.W., north on Cortland Place, N.W. to the alley system in Square 2106, south following the alley system to 28th Street, N.W., south on 28th Street, N.W., to Cathedral Avenue, N.W., west on Cathedral Avenue, N.W. to 29th Street, N.W., south on 29th Street, N.W. to Woodley Road, N.W., east on Woodley Road, N.W. to the north-south alley and western property lines of the apartment buildings facing Connecticut Avenue, N.W. in Squares 2108 and 2107, north on the north-south alley and property lines of the

ENROLLED ORIGINAL

apartments facing Connecticut Avenue, N.W. to Cathedral Avenue, N.W., west on Cathedral Avenue, N.W., to the western property line of Cathedral Park Apartments to the point where it angles northeastward, a line from this point north to Cortland Place, N.W., southwest on Cortland Place, N.W. to the eastern property line of the low rise apartments facing Devonshire Place, N.W. (Square 2106), and north on the eastern property line of the low rise apartments to Devonshire Place, N.W. is included in the moderate density residential land use category.

- 1139.28 The properties in Square 1388 bounded by MacArthur Boulevard, N.W. on the east, National Park Service land and Reservoir Road, N.W. on the south, the alley behind the properties fronting on MacArthur Boulevard, N.W. on the west, and a line immediately south of a westward extended line of 48th Place, N.W. on the north is included in the low density commercial land use category.
- 1139.29 Square S2989 and the area bounded by Oneida Place, N.W. on the north, the western north-south alleys in Squares 3158 and 3157 between 7th and 8th Streets, N.W. on the east, Nicholson Street, N.W. on the south, and 8th Street, N.W. on the west is included in the parks, recreation and open space land use category.
- 1139.30 The area bounded by Missouri Avenue, N.W. on the north, Marietta Place, N.W., on the south, and 8th Street, N.W. on the west is included in the parks, recreation and open space land use category.
- 1139.31 The area bounded by Missouri Avenue, N.W. on the north, Madison Street, N.W. on the south, and 7th Street, N.W. on the west is included in the parks, recreation and open space land use category.
- 1139.32 The area in Squares 2706 and 2704 bounded by Decatur Street, N.W. on the north, the eastern north-south alleys in the two squares to where the alley in Square 2704 intersects with the northern east-west alley in the square on the east, the northern east-west alley in Square 2704 to the point where it intersects with the western north-south alley in the square on the south, and a line drawn northward from this intersection to Decatur Street, N.W. on the west is included in the moderate density residential land use category.
- 1139.33 The area bounded by Shepherd Street, N.W. on the north, 16th Street, N.W. on the east, Rock Creek Park on the south, and 17th Street, N.W. on the west is included in the medium density residential land use category.
- 1139.34 The western portion of Squares 2646 and 2650, bounded by Allison Street, N.W. on the north, the north-south alleys in Squares 2646 and 2650 on the east, Varnum Street, N.W. on the south, and 17th Street, N.W. on the west, is included in the moderate density residential land use category.
- 1139.35 The western portion of Squares 2695, 2697, 2698, 2701, 2702, 2705 and 2707, bounded by Decatur Street, N.W. on the north, Piney Branch Road, N.W. and the north-

south alleys running through those squares on the east, a line midway between the Taylor Street, N.W. and Shepherd Street, N.W., intersections with 16th Street, N.W. on the south, and 16th Street, N.W. on the west, is included in the low density residential land use category.

- 1139.36 The area encompassing the south central portion of Square 2704 and the eastern portion of Square 2703, beginning at the intersection of the western north-south alley and the southern east-west alley in Square 2704, east on the east-west alley to the rear property lines of the residences facing 14th Street, N.W., south on the rear property lines to Buchanan Street, N.W., east on Buchanan Street, N.W. to 14th Street, N.W., south on 14th Street, N.W. to Allison Street, N.W., west on Allison Street, N.W. to the north-south alley behind the properties facing 15th Street, N.W., and north along the north-south alley across Buchanan Street, N.W. to the east-west alley behind the properties facing Buchanan Street, N.W. in Square 2704, is included in the moderate density residential land use category.
- 1139.37 The area bounded by Buchanan Street, N.W. on the north, Arkansas Avenue, N.W. on the east, Allison Street, N.W. on the south, and 14th Street, N.W. on the west is included in the low density commercial land use category.
- 1139.38 The area bounded by Decatur Street, N.W. on the north, 13th Street, N.W. on the east, and Iowa Avenue, N.W. on the southwest is included in the low density residential land use category.
- 1139.39 The area beginning at the intersection of Missouri Avenue, N.W. and the eastern north-south alley in Square 2725, east on Missouri Avenue, N.W. to 14th Street, N.W., south on 14th Street, N.W. to the northern property line of the structure nearest the northeastern corner of 14th and Nicholson Streets, N.W., east on the northern property line of the residence to the western property line of the duplexes facing Nicholson Street, N.W. in Square 2794, south on the western property line of the duplexes facing Nicholson Street, N.W. to Nicholson Street, N.W., east on Nicholson Street, N.W. to 13th Street, N.W., north on 13th Street, N.W. to Military Road, N.W., west on Military Road, N.W. to the eastern edge of the Fort Circle Park land adjacent to Square 2792, north following the eastern edge of the Fort Circle Park land to 13th Street, N.W., south on 13th Street, N.W. to Peabody Street, N.W., east on Peabody Street, N.W. to Piney Branch Road, N.W., south on Piney Branch Road, N.W. to Colorado Avenue, N.W., south on Colorado Avenue, N.W. to the western portion of the alley system in Square 2935, south on the alley system in Square 2935 through the north-south alley in Square 2934 to Madison Street, N.W., east on Madison Street, N.W. to the western edge of the property lines of the structures facing Georgia Avenue, N.W. (Squares 2933, 2932, 2931 and 2930), south on the western edge of the property lines of the structures facing Georgia Avenue, N.W. to the east-west alley in Square 2930, west on the east-west alley in Square 2930 to the north-south alley in Square 2930, north on the north-south alley to Ingraham Street, N.W., west on Ingraham Street, N.W. to 13th Street, N.W., north on 13th Street, N.W. to Kennedy Street, N.W., west on Kennedy Street, N.W. to the eastern property line of the Madison Terrace Apartments in Square 2801, north on the

eastern property line of the apartments to the dead-end alley system in Square 2801, east on the dead-end alley system to the western north-south alley in Square 2801, north on the north-south alley to Longfellow Street, N.W., east on Longfellow Street, N.W. to the western property lines of the of the apartment buildings and residences in Square 2798 facing 13th Street, N.W., north on the western property lines of the of the apartment buildings and residences to the western property line of the Madison Apartments in Square 2797, north on the western property line of the Madison Apartments to the alley system in Square 2797, north following the alley system in the square to the southern property line of the building at the apex of Colorado Avenue, N.W., and 13th Street, N.W. west on the southern property line of the building at the apex of Colorado Avenue, N.W., and 13th Street, N.W. through the east-west dead-end alley in Square 2795 to the north-south alley in the square, south on the north-south alley to Lane Street, N.W., west on Lane Street, N.W. to 14th Street, N.W., north on 14th Street, N.W. to Nicholson Street, N.W., west on Nicholson Street, N.W. to the eastern north-south alley in Square 2724 and north through the north-south alleys in Squares 2724 and 2725 to Missouri Avenue, N.W., is included in the moderate density residential land use category.

- 1139.40 The area beginning at the intersection of Rock Creek Ford Road, N.W. and the western property line of the Rockford Apartments in Square 2726, south on the western property line of the Rockford Apartments to the southern property line of the apartment building, east on the southern property line of the Rockford Apartments to the western property line of the Rockview Apartments, south on the western property line of the Rockview Apartments to the southern property line of the Rockview Apartments, east on the southern property line of the Rockview Apartments to the western property line of the Doreen Apartments, south on the western property line of the Doreen Apartments to the southern property line of the Doreen Apartments, east on the southern property line of the Doreen Apartments to 14th Street, N.W., south on 14th Street, N.W. to Military Road, N.W., east on Military Road, N.W. to the eastern property line of the D.C. Urban League building in Square 2792, north on the eastern property line of the D.C. Urban League building to the northern property line of the D.C. Urban League building, north from the intersection of the northern property line of the D.C. Urban League building and 13th Place, N.W. to the east- west alley behind the apartment buildings facing Fort Stevens Drive, N.W. on the north, west on the east-west alley to the western property line of the Stevens Apartments, south along the property line to Fort Stevens Drive, N.W., and west on Fort Stevens Drive, N.W. to the western property line of the Rockford Apartments in Square 2726 is included in the medium density residential land use category.
- 1139.41 The area in Square N2727 and 2728, bounded by Luzon Avenue, N.W. on the north, the rear property lines of the properties facing 16th Street, N.W. on the east, Sheridan Street, N.W. on the south, and 16th Street, N.W. on the west, is included in the low density residential land use category.
- 1139.42 The area bounded by the southeast property line of the Rittenhouse Apartments on the northwest, 14th Street, N.W. on the east, and Fort Stevens Drive, N.W. on the south is included in the moderate density residential land use category.

- 1139.43 The area in Square 2727, bounded by Rittenhouse Street, N.W. from 16th Street, N.W. to a point south of the north-south alley in Square 2727 on the north, a line from the intersection of Rittenhouse Street, N.W. and the alley in Square 2727 southward to Fort Stevens Drive, N.W. on the east, Fort Stevens Drive N.W. from the intersection of this line westward to 16th Street, N.W. on the south, and 16th Street, N.W. on the west is included in the low density residential land use category.
- 1139.44 The area bounded by Tuckerman Street, N.W. from the eastern property line of the apartment building on the northwest corner of Square 2787 on the north, 13th Street, N.W. on the east, the rear property lines of the properties facing Somerset Place, N.W. on the south, and 14th Street, N.W. on the west is included in the low density residential land use category.
- 1139.45 The area bounded by Van Buren Street, N.W. on the north, the north-south alleys behind the apartment properties facing 14th Street, N.W. in Squares 2785, 2786, and 2787 on the east, the east-west alley in Square 2787 westward to 14th Street, N.W. on the south, and 14th Street, N.W. on the west is included in the medium density residential land use category.
- 1139.46 The area bounded by Aspen Street, N.W. on the north, the north-south alleys behind the apartment properties facing 14th Street, N.W. in Squares 2731, 2732, and 2733, and the single-family detached properties facing Luzon Avenue, N.W. in Square 2731 on the east, Underwood Street, N.W. on the south, and 16th Street, N.W. on the west is included in the low density residential land use category.
- 1139.47 The area bounded by Aspen Street, N.W. on the north, the north-south alley in Square 2783 and the continuation of that line to Luzon Avenue, N.W. on the east, Luzon Avenue, N.W. on the south, and the eastern north-south alleys in Square 2731, 2732, and 2733 and the property facing Luzon Avenue, N.W. in Square 2731 on the west is included in the medium density residential land use category.
- 1139.48 The area bounded by Aspen Street, N.W. on the north, Luzon Avenue, N.W. on the east, and the north-south alley in Square 2783 and the continuation of that line to Luzon Avenue, N.W. on the west is included in the low density residential land use category.
- 1139.49 The area beginning at the intersection of the north-south alley in Square 2991 and Madison Street, N.W., east on Madison Street, N.W. to 9th Street, N.W. north on 9th Street, N.W. to Missouri Avenue, N.W., east on Missouri Avenue, N.W. to 8th Street, N.W., south on 8th Street, N.W. to Marietta Place, N.W., east on Marietta Place, N.W. to Missouri Avenue, N.W. east on Missouri Avenue, N.W. to 7th Street, N.W., south on 7th Street, N.W. to Madison Street, N.W., east on Madison Street, N.W. to Missouri Avenue, N.W., east on Missouri Avenue, N.W., to the continuation of the Madison Street, N.W., east on the continuation of Madison Street, N.W. to 3rd Street, N.W. north on 3rd Street, N.W., to the continuation of Madison Street, N.W., east on Madison Street,

N.W., to the north-south alley in Square 3388 to the east of 1st Street, N.W. south on the north-south alley to the properties which front the southern side of Longfellow Street, N.W., south along the rear property lines of the properties facing Longfellow Street, N.W., to the north-south alley in Square 2992, and north on the north-south alleys in Squares 2992 and 2991 to Madison Street, N.W. is included in the moderate density residential land use category.

- 1139.50 The area beginning at the southeastern corner of the intersection of Piney Branch Road, N.W. and Underwood Street, N.W., east on Underwood Street, N.W. to 7th Street, N.W., south on 7th Street, N.W. to Tuckerman Street, N.W., east on Tuckerman Street, N.W. to 5th Street, N.W., south on 5th Street, N.W. to Oglethorpe Street, N.W. west on Oglethorpe Street, N.W. to Fort Circle Park facing 8th Street, N.W., north along Fort Circle Park to Oneida Place, N.W., and 8th Street, N.W. to Sheridan Street, N.W., west on Sheridan Street, N.W. to the north-south alley between 9th Street, N.W. and Georgia Avenue, N.W., north on the north-south alley to Piney Branch Road, N.W., and northeast on Piney Branch Road, N.W. to Underwood Street, N.W. is included in the low density residential land use category.
- 1139.51 The area beginning at the intersection of the north-south alley in Square 3287 and Sheridan Street, N.W., east on Sheridan Street, N.W. and North Dakota Avenue, N.W. to the side and rear property lines of the properties facing 3rd Street, N.W., to Rittenhouse Street, N.W. and west on Rittenhouse Street, N.W., to the north-south alley in Square 3287 and north along the north-south alley to Sheridan Street, N.W. is included in the low density commercial land use category.
- 1139.52 The area bounded by Riggs Road, N.E. on the north, the north-south alley in Square 3698 between North Capitol Street, N.E. and Riggs Road, N.E. on the east, Hamilton Street, N.E. on the south, and North Capitol Street, N.E. on the west is included in the low density commercial land use category.
- 1139.53 The area generally beginning at the intersection of 14th Street, N.E. and Fort Drive Park, east on a line perpendicular to 14th Street, N.E. to the eastern boundary of the District, south on the eastern boundary of the District to the vicinity of the intersection of 16th, N.E., Fort Drive Park, and Gallatin Place, N.E., and west on Gallatin Place, N.E. to 14th Street, N.E., is included in the parks, recreation and open space land use category.
- 1139.54 The area generally beginning at the intersection of 28th Street, N.E. and Eastern Avenue, N.E., south on Eastern Avenue, N.E. to Newton Street, N.E., west on Newton Street, N.E. to the easternmost property line of the single family residences in Square 4308, north on the easternmost property line of the residences to Eastern Avenue, N.E., north on Eastern Avenue, N.E. to the alley in Square 4308, west on the alley to the eastern property line of the commercial structure facing Rhode Island Avenue, N.E., north on the eastern property line of the commercial structure to Otis Street, N.E., west on Otis Street, N.E. to 31st Place, N.E., north on 31st Place, N.E. to the dead-end east-west alley in Square E4304, west on the dead-end alley to the western boundary of the vacant land in

the square, north on the western boundary of the vacant land to Perry Street, N.E., west on Perry Street, N.E. to the dead-end north-south alley in Square 4303 and east on the dead-end alley to Eastern Avenue, N.E. is included in the parks, recreation and open space category.

- 1139.55 The area generally beginning at the intersection of Monroe Street, N.E. and the rear property lines of the properties facing Chestnut Street, N.E., between Monroe Street, N.E. and the railroad tracks, east on Monroe Street, N.E. to Eastern Avenue, N.E., south on Eastern Avenue, N.E. to the right-of-way adjacent to the railroad tracks, west on the right-of-way to the rear property lines of those residences facing Chestnut Street, N.E., and north on the rear property lines to Chestnut Street, N.E. is included in the parks, recreation and open space land use category.
- 1139.56 The area generally beginning at the intersection of the railroad tracks, 3194 Bladensburg Road, N.E. and Eastern Avenue, N.E., south on Eastern Avenue, N.E. to the east-west alley in Square 4325, west on the east-west alley to the rear property lines of the residences facing 35th Street, N.E., north on the rear property lines to the eastern property line of 3194 Bladensburg Road, N.E., and north on the eastern property line of the residence to the railroad tracks is included in the parks, recreation and open space land use category.
- 1139.57 The area beginning at the intersection of Montello Place, N.E. and Raum Street, N.E., east on Raum Street, N.E., to Orren Street, N.E. south on Orren Street, N.E. to the north-south alley between the apartments on Trinidad Avenue, N.E. and the Webb Elementary School, south on the north-south alley to Childress Street, N.E., southwestward from the intersection of the alley and Childress Street, N.E. to the intersection of Trinidad Avenue, N.E. and Queen Street, N.E., west on Queen Street, N.E., to Penn Street, N.E. south and west on Penn Street, N.E. to Montello Avenue, N.E., south on Montello Avenue, N.E. to Oates Street, N.E., west on Oates Street, N.E., to West Virginia Avenue, N.E., north on West Virginia Avenue, N.E. to Holbrook Street, N.E., east on Holbrook Street, N.E., to Montello Avenue, N.E., north on Montello Avenue, N.E. to Raum Street, N.E., excluding the area beginning at the intersection of Holbrook Terrace, N.E., and Montello Avenue, N.E., east on Holbrook Terrace, N.E. to the north-south alley in Square 4057, south on the north-south alley in Square 4057 to Queen Street, N.E., west on Queen Street, N.E. to Montello Avenue, N.E., and north on Montello Avenue, N.E. to Holbrook Terrace, N.E., is included in the moderate density residential land use category.
- 1139.58 The area beginning at the intersection Holbrook Terrace, N.E. and Montello Avenue, N.E., east on Holbrook Terrace, N.E. to the north-south alley in Square 4057, south on the north-south alley in Square 4057 to Queen Street, N.E., west on Queen Street, N.E. to Montello Avenue, N.E., and north on Montello Avenue, N.E. to Holbrook Terrace, N.E. is included in the low density commercial land use category.
- 1139.59 The crescent shaped area in Squares 4359 and 4376, bounded on the east by the eastern property line of the warehousing area beginning at the intersection of Channing Street, N.E.

ENROLLED ORIGINAL

and Bladensburg Road, N.E., south to the intersection of the property line with 30th Place, N.E., and on the west by a curved line from that intersection of Channing Street, N.E. and Bladensburg Road, N.E. is included in the production and technical employment land use category.

- 1139.60 The area bounded by Martin Luther King, Jr. Avenue, S.E., V Street, S.E., Good Hope Road, S.E., and the Anacostia Freeway is included in the moderate density commercial land use category.
- 1139.61 The area bounded by federal land on the north, Hayes Street, N.E. on the east, Anacostia Avenue, N.E. on the south, and the northern and eastern boundary of the Neval Thomas Elementary School and Anacostia Park Section "G" on the west is included in the parks, recreation, and open space land use category.
- 1139.62 The two triangular areas in the eastern portion of Square 5084, generally bounded by Blaine Street, N.E. on the northeast, Flint Street, N.E. on the east, and the eastern property lines of the detached and semi-detached residences and dead-end east-west alley on the west and north, is included in the parks, recreation, and open space land use category.
- 1139.63 The area bounded by the Police Boys and Girls Club to the east of 41st Street, N.E. on the east, Blaine Street, N.E. on the south, Flint Place, N.E. on the west, and the two triangular areas in Square 5083 (as the northern boundary) bounded by Clay Street, N.E. on the north, Flint Place, N.E. on the east, and the eastern property lines of the detached and semi-detached residences and east-west alley on the west, is included in the parks, recreation, and open space land use category.
- 1139.64 The properties in Square 5076 fronting on the east side of Minnesota Avenue, N.E. between Watts Branch Park on the north, and Hayes Avenue, N.E. on the south are included in the low density commercial land use category.
- 1139.65 The area bounded by Malcolm X Avenue, S.E. on the north, Martin Luther King, Jr. Avenue, S.E. on the east, Parkland Place, S.E. on the south, and Waclark Street, S.E. on the west is included in the parks, recreation, and open space land use category.
- 1139.66 The triangular area adjacent to Blue Plains, bounded by National Park Service land on the north, Martin Luther King, Jr. Avenue, S.W. on the east, and the eastern boundary of D.C. Village on the west, is included in the parks, recreation and open space land use category.
- 1139.67 The area known as Camp Simms generally bounded on the north by Alabama Avenue, S.E., on the east by a north-south line from Alabama Avenue to Mississippi Avenue, S.E., on the south by Mississippi Avenue, S.E., and on the west by 15th Street, S.E., is included in the moderate density commercial land use category.

1140 SPECIALIZED LAND USE POLICIES MAP (MAP 2)

1140.1 Except as provided in §1140.2 of this section, the specialized land use planning areas of the District are generally depicted on Map Number 2, dated May 1995 (Map 2), which is renamed District of Columbia Specialized Land Use Planning Areas Map, which is attached to this element.

1140.2 Map 2 is amended as follows:

- (a) The boundary of the central employment area is amended to conform with the definition set forth in section 199;
- (b) The boundary of the Downtown Arts District, described in section 906.3, is added.
- (c) The George Washington University campus boundary is amended to conform with the boundary approved by the Board of Zoning Adjustment, beginning at the intersection of 24th Street, N.W. and K Street, N.W., east on K Street, N.W. to the south side of Washington Circle, N.W., east around the south side of Washington Circle, N.W. to Pennsylvania Avenue, N.W., southeast on Pennsylvania Avenue, N.W. to 19th Street, N.W., south on 19th Street, N.W. to H Street, N.W., west on H Street, N.W. to 20th Street, N.W., south on 20th Street, N.W. to a line that is mid-block between F Street, N.W. and G Street, N.W., east on that mid-block line to a line that is mid-block between 19th Street, N.W., and 20th Street, N.W., north on that mid-block line to G Street, N.W., east on G Street, N.W. to 19th Street, N.W., south on 19th Street, N.W. to the rear property lines of the frontages on E Street, N.W., west on those rear property lines to a line that is mid-block between 19th Street, N.W. and 20th Street, N.W., north on that mid-block line to F Street, N.W., west on F Street, N.W. to 23rd Street, N.W., north on 23rd Street, N.W., to G Street, N.W., west on G Street, N.W. to 24th Street, N.W., and north on 24th Street, N.W. to K Street, N.W.
- (d) An existing multi-neighborhood commercial center symbol is added on Wisconsin Avenue, N.W. between River Road, N.W. and Brandywine Street, N.W.; and
- (e) An existing multi-neighborhood commercial center symbol is added on Connecticut Avenue, N.W. between Albemarle Street, N.W. and Yuma Street, N.W.

1140.3 The legend is amended by adding a symbol for the boundary of the Downtown Arts District.

1141 COUNCIL APPROVAL OF MAPS

ENROLLED ORIGINAL

- 1141.1 The Mayor shall transmit two (2) updated land use maps, accompanied by a proposed resolution, to the Council within 180 days of the effective date of the Comprehensive Plan Amendments Act of 1998. The maps shall illustrate the land use policies adopted as part of the Comprehensive Plan.
- 1141.2 Map 1 (Generalized Land Use) shall be printed at the scale of one thousand two hundred feet (1,200 ft.) to one inch (1 in.), use standardized colors for planning maps, indicate generalized land use policies, and include a street grid and minor changes in format or design to improve the readability or understanding of the adopted policies.
- 1141.3 Map 2 (Specialized Land Use Planning Areas) shall be printed in color or black and white at a scale of one thousand two hundred feet (1,200 ft.) to one inch (1 in.), indicate specialized areas and use classification symbols and boundaries, and include a street grid and minor changes in format or design to improve the readability or understanding of the adopted policies.
- 1141.4 The Council shall hold a public hearing to determine if the maps transmitted under this section conform to the maps adopted in the Land Use Element of the Comprehensive Plan. If the Council determines that a map transmitted under this section conforms to a map adopted in the Land Use Element of the Comprehensive Plan, the Council shall approve the map by resolution.